

MINUTES
GRANBY DEVELOPMENT COMMISSION
Monday, May 11, 2015
7:00 pm

Present: Chairman Marty Schwager, Jim Caldwell, Rob Rome, Matt Garrett and Ken Kuhl. Fran Armentano, Director of Community Development was also in attendance.

The meeting opened at 7:03 in the Granby Town Hall, Meeting Room.

The members discussed the minutes of the April 14, 2015, Special meeting. On a motion by Matt Garrett seconded by Marty Schwager, the Commission voted to approve the minutes. All approved.

The members discussed the economic climate of the Town, noting residential sales activity and commercial activity. Fran gave an update on Building Department and PZC activity. He discussed the Middle School Generator project and briefly discussed the Lost Acres Vineyard application.

The members discussed a request from Greenway Village, LLC, seeking a tax accommodation for the development of 34 multi-family units at 24 Mill Pond Drive. They reviewed a letter from Town Manager, William F. Smith which stated that he did not support the request. The 34 multi-family unit project was last approved in December of 2013. The Granby Water Pollution Control Authority has approved a sewer allocation for the project. With the Development Commission's support, over a 3 year period the Planning and Zoning Commission took the following actions: Approved the creation of the Mill Pond Drive lot in April of 2011; Approved a zone change for the property to PDM in September of 2012; Approved a 30 unit apartment development in February of 2013; Approved an amendment to the Zoning Regulations to allow 8 apartment units per developable acre, within the PDM zone in July of 2013 and approved the current 34 unit complex in December of 2013. The developer/owner now proposes that the Town agree to not tax the project for any property improvements for a period of five years from the completion date of any building. The Development Commission members agreed with the Town Manager that it would not be in the best interest of the Town to approve such a request. They agreed that such a tax accommodation would require that Granby's existing tax payers subsidize all the associated Town services provided to the development, such as school, police, fire, trash, etc. and noted that there is no assurance or any guarantee the project would ever be started or completed. Upon a motion by Rob Rome and seconded by Matt Garett, the members voted to support the position of the Town Manager in the refusal to consider a tax accommodation for the development of 34 multi-family units at 24 Mill Pond Drive. All approved. The members agreed that if the developer wanted to prepare a detailed analysis of the anticipated revenues to be received by the town from the development and the anticipated costs to the town to serve the development they would review it and perhaps reconsider this action.

The Commission was updated on the Center Sidewalk project and the members discussed the report of the Center Review Subcommittee which recommended that the PZC amend the Section 3.12.5 of the Zoning Regulations to allow increased opportunities for commercial projects and improved clarity. The Development Commission members supported this recommendation.

The members continue to discuss the extension of the Natural gas line to the Commercial Center area. Fran has been in regular contact with CNG and has been encouraging them to proceed with the connection. The center businesses are strongly in favor of this and the Development Commission believes that having natural gas in the commercial center will make the area more attractive for future commercial development.

The members ended the meeting with a discussion of their visit to Peppermill Deli and Bakery and noted the great success of this Town acquisition.

The meeting ended at 9:14 pm.

Respectfully submitted,

Fran Armentano